DELEGATED REPORT

Application Number:	**AWDM/0182/25**	**Recommendation - APPROVE**
Site:	**Land North of Fulbeck Avenue (*aka* West Durrington Development - Southern Sector).**	
Proposal:	**Approval of Details Reserved by Condition 5 (Community Park Drainage Details) of approved Application AWDM/0636/16.**	
Applicant:	West Durrington Consortium - Persimmon, Taylor Wimpey (Southern), Vistry (Bovis) Homes	Ward: Northbrook
Agent:	Fellows Planning Ltd.	
Case Officer:	Stephen Cantwell	

Condition 5: Community Park - Drainage Details

In accordance with the timetable approved under condition 2, details of all proposed surface water drainage, including information and calculations where necessary, to demonstrate that there is adequate capacity (based upon greenfield run-off rates) within any existing swales or drainage features into which drainage is to be discharged, shall be submitted to the Local Planning Authority. The development hereby approved shall be implemented in full accordance with the details thereby approved.
***Reason**: In the interests of effective drainage.*

Details submitted

- W420-FN28 TECHNICAL NOTE & Appendices A-G 24.04.2025
- COMMUNITY CENTRE DRAINAGE STRATEGY 13.02.2025
- LEVELS & DRAINAGE PLAN W420/51 REV B 13.02.2025
- SETTING OUT PLAN W420/52 REV A 13.02.2025
- SUPPORTING LETTER 13.02.2025

Consultee Comments

Technical Services & Parks Team - No objection

West Sussex Lead Local Flood Authority (LLFA) - No objection

Southern Water - No objection

Other Responses - None

Planning History

WB/0275/11 - Outline residential development up to 700 dwellings, including landscaping and community park and facilities. Approved with s.106 Agreement 2021

AWDM/0636/16 - Reserved Matter for Community Park and infrastructure - Approved March 2024

Policies & Guidance (Include):

Worthing Borough Local Plan 2020 - 2036: Policies DM7, DM9, DM20
NPPF, December 2024
Sustainable Drainage Manual, CIRIA 2015

Planning Assessment

The application has been revised by the provision of an expanded technical note, which includes capacity calculations for the drainage system to replicate greenfield run off rate. It utilizes land drainage to the 3no. new junior sports pitches at the northern end of the site, feeding into the existing swale system to the west via a hydrobrake to control flow rates and the existing headwalls. The system includes new drainage from the children's play area, due to be constructed shortly to the south-west. Localised minor re-levelling to achieve gravity drainage runs does not affect the play surface or appearance of the site, and has been reviewed by the Council's Parks and Engineers Teams.

All drainage consultees, including the Council's Parks and Engineers are satisfied.

Recommendation Approval

Case Officer: Stephen Cantwell Date: 21st May 2025

Authorised by: Louise Prew Date: 21/05/2025